

131.0

0001

0001.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

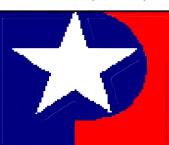
2,030,200 / 2,030,200

USE VALUE:

2,030,200 / 2,030,200

ASSESSED:

2,030,200 / 2,030,200


**Patriot**  
 Properties Inc.

## PROPERTY LOCATION

## IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
54		IRVING ST, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: SACHDEV SUBIR	
Owner 2: PASI USHA	
Owner 3:	
Street 1: 54 IRVING ST	
Street 2:	
Twn/City: ARLINGTON	
St/Prov: MA	Cntry:
Postal: 02476	Type:

PREVIOUS OWNER
Owner 1: MCGILL NANCY K -
Owner 2: -
Street 1: 54 IRVING ST
Twn/City: ARLINGTON
St/Prov: MA
Postal: 02476

NARRATIVE DESCRIPTION
This parcel contains 11,312 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1899, having primarily Clapboard Exterior and 3781 Square Feet, with 1 Unit, 1 Bath, 2 3/4 Baths, 1 HalfBath, 12 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS
Code Descrip/No Amount Com. Int

PROPERTY FACTORS
Item Code Description %
Z R1 SINGLE FA 100
o water
n Sewer
Census: Electri
Flood Haz: Exempt
D Topo 2 Above Street
s Street
t Gas:

BUILDING PERMITS
2/26/2010 134 Redo Kit 24,700
4/2/2002 206 Porch 24,650 C
6/18/2001 573 Re-Roof 82,000 C
9/4/1997 513 15,000

ACTIVITY INFORMATION
2/19/2014 Meas/Inspect
10/30/2005 MLS
11/8/1999 Meas/Inspect
7/28/1992 JK

LAND SECTION (First 7 lines only)
Use Code Description LUC Fact No of Units Depth / PriceUnits Unit Type Land Type LT Factor Base Value Unit Price Adj Neigh Neigh Influ Neigh Mod Infl 1 % Infl 2 % Infl 3 % Appraised Value Alt Class % Spec Land J Code Fact Use Value Notes
101 One Family 11312 Sq. Ft. Site 0 90. 0.67 10

Sign: VERIFICATION OF VISIT NOT DATA
_____ / _____ / _____

IN PROCESS APPRAISAL SUMMARY								
Use Code		Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	
101		11312.000	1,346,200	600	683,400	2,030,200		
Total Card		0.260	1,346,200	600	683,400	2,030,200		
Total Parcel		0.260	1,346,200	600	683,400	2,030,200		
Source: Market Adj Cost		Total Value per SQ unit /Card:		536.93	/Parcel: 536.9			
		Land Unit Type:						

PREVIOUS ASSESSMENT								
Parcel ID 131.0-0001-0001.0								
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value
2020	101	FV	1,337,000	600	11,312.	683,400	2,021,000	2,021,000
2019	101	FV	1,008,400	600	11,312.	721,400	1,730,400	1,730,400
2018	101	FV	1,008,400	600	11,312.	531,600	1,540,600	1,540,600
2017	101	FV	1,008,400	600	11,312.	508,800	1,517,800	1,517,800
2016	101	FV	1,008,400	600	11,312.	470,800	1,479,800	1,479,800
2015	101	FV	939,400	600	11,312.	394,900	1,334,900	1,334,900
2014	101	FV	939,400	600	11,312.	385,800	1,325,800	1,325,800
2013	101	FV	939,400	600	11,312.	367,500	1,307,500	1,307,500

PRINT	Date	Time
Prior Id # 1:	12/11/20	00:33:49
LAST REV	Date	Time
Prior Id # 2:	02/27/14	10:26:39
mmcmakin		
ASR Map:		
Fact Dist:		
Reval Dist:		
Year:		
LandReason:		
BldReason:		
CivilDistrict:		
Ratio:		

<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>						
Type: 15 - Old Style	1	Rating: Very Good																
Sty Ht: 3 - 3 Story				A Bath:	Rating:													
(Liv) Units: 1	Total: 1			3/4 Bath: 2	Rating: Very Good													
Foundation: 3 - BrickorStone				A 3QBth:	Rating:													
Frame: 1 - Wood				1/2 Bath: 1	Rating: Very Good													
Prime Wall: 2 - Clapboard				A HBth:	Rating:													
Sec Wall:		%		OthrFix: 1	Rating: Average													
Roof Struct: 3 - Gambrel				<b>OTHER FEATURES</b>														
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Excellent													
Color: BEIGE				A Kits:	Rating:													
View / Desir:				Fpl: 2	Rating: Good													
<b>GENERAL INFORMATION</b>				WSFlue: 1	Rating: Average													
Grade: A - Very Good				<b>COND INFORMATION</b>														
Year Blt: 1899	Eff Yr Blt:			Location:														
Alt LUC:	Alt %:			Total Units:														
Jurisdct: G12	Fact: .			Floor:														
Const Mod:				% Own:														
Lump Sum Adj:				Name:														
<b>INTERIOR INFORMATION</b>				<b>DEPRECIATION</b>														
Avg Ht/FL: STD				Phys Cond: VG - Very Good	4.6	%		Exterior:		No Unit	RMS	BRS	FL					
Prim Int Wall: 2 - Plaster				Functional:		%		Interior:		1	12	5	M					
Sec Int Wall:		%		Economic:		%		Additions:										
Partition: E - Typical				Special:		%		Kitchen:										
Prim Floors: 3 - Hardwood				Override:		%		Baths:										
Sec Floors: 4 - Carpet	30	%		Total:	4.6	%		Plumbing:										
Bsmnt Flr: 12 - Concrete				<b>CALC SUMMARY</b>				Electric:										
Subfloor:				Basic \$ / SQ:	130.00			Heating:										
Bsmnt Gar:				Size Adj.: 0.92769325				General:										
Electric: 1 - AB Avg				Const Adj.: 1.19797277														
Insulation: 3 - Typical				Adj \$ / SQ: 144.476														
Int vs Ext: S				Other Features: 149325														
Heat Fuel: 2 - Gas				Grade Factor: 1.77														
Heat Type: 1 - Forced H/Air				NBHD Inf: 1.00000000														
# Heat Sys: 1				NBHD Mod:														
% Heated: 100		% AC: 100		LUC Factor: 1.00														
Solar HW: NO		Central Vac: NO		Adj Total: 1411073														
% Com Wall		% Sprinkled:		Depreciation: 64909				Juris. Factor: 1.00	1.00	Before Depr: 255.72								
				Depreciated Total: 1346163				Special Features: 0		Val/Su Net: 199.85								
								Final Total: 1346200		Val/Su SzAd: 356.03								
<b>MOBILE HOME</b>				Make:		Model:		Serial #:		Year:		Color:						
<b>SPEC FEATURES/YARD ITEMS</b>				<b>PARCEL ID</b> 131.0-0001-0001.0														
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value	
19	Patio	D	Y	18X19		A	AV	1960	4.72	T	40.8	101			400		400	
19	Patio	D	Y	16X10		A	AV	1960	6.00	T	40.8	101			200		200	
More: N	Total Yard Items:	600	Total Special Features:		Total:	600												
<b>RESIDENTIAL GRID</b>																		
<b>OTHER FEATURES</b>																		
<b>COND INFORMATION</b>																		
<b>REMODELING</b>																		
<b>RES BREAKDOWN</b>																		
<b>DEPRECIATION</b>																		
<b>CALC SUMMARY</b>																		
<b>COMPARABLE SALES</b>																		
<b>SUB AREA</b>																		
<b>SUB AREA DETAIL</b>																		
<b>IMAGE</b>																		
<b>AssessPro Patriot Properties, Inc</b>																		